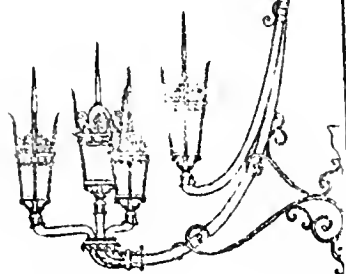


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✓ FROM: Ting-Fun Yeh

DATE: November 6, 1990

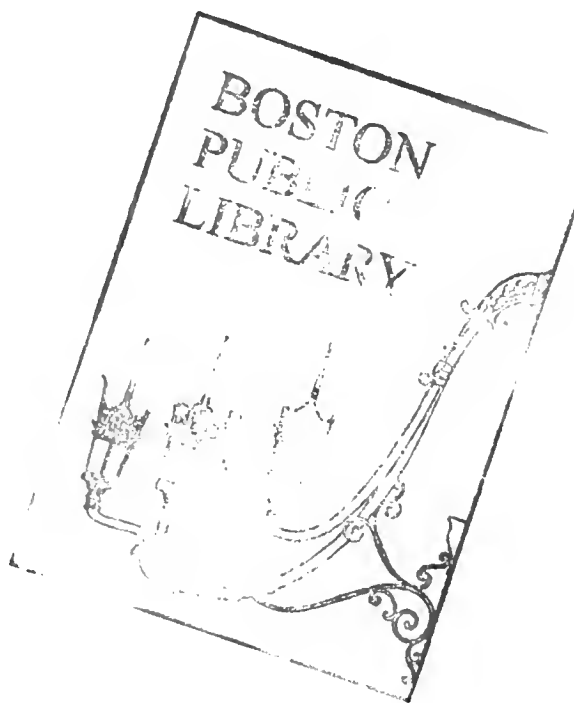
RE: Article 31 Development Review
-- PNF for Chinatown/S. Cove Parcel R3-B

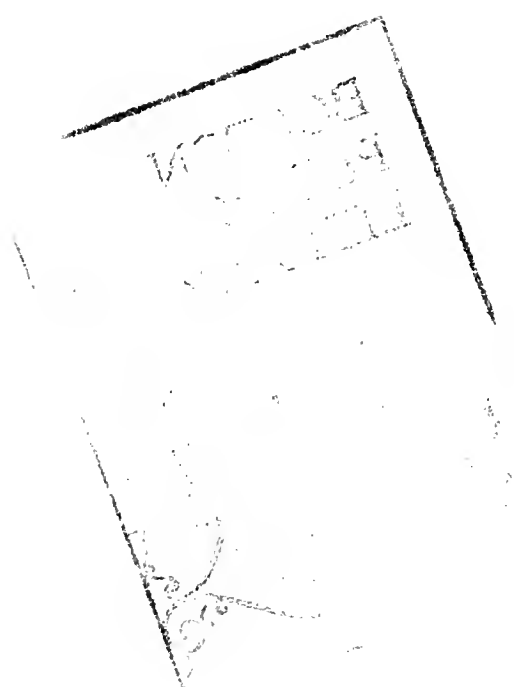
Enclosed herein please find a copy of the PNF submitted by the Asian Community Development Corporation for the development of 100 units of rental housing on Parcel R3-B in Chinatown. Please note that the development program and design previously proposed in the draft PNF have been modified.

Please review and forward your comments to me by next Wednesday, November 14 for the scoping determination. Thank You.

Distribution

Director's Office
Homer Russell
Tom O'Malley
Paul Reavis
Jim Campbell
David Carlson
Kathleen Constantino
Bassim Halabi
Jerry Kavanaugh
Bob Kroin
Dick Mertens
Shirley Muirhead
Eric Schmidt
Andy McClurg (BTD)
Michael Cannizzo (BLC)





BOSTON REDEVELOPMENT AUTHORITY
DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT

PROJECT NOTIFICATION FORM

I. Summary

A. Project Identification

1. Project Name: Parcel R3-B Housing Development
2. Address/Location: Corner of Washington and Oak Streets in Chinatown, Boston.
3. Property Owner: Boston Redevelopment Authority
4. Developer: Asian Community Development Corporation
5. Developer Representative: Carol Lee, Executive Director
6. Development Consultant: The Community Builders, Inc., FKA, Greater Boston Community Development, Inc.
7. Architect: Woo & Williams
8. Legal Counsel: Goodwin, Procter & Hoar
9. Estimated Commencement/Estimated Completion: Construction scheduled to begin in March 1991. Completion is scheduled for September 1992.
10. Approximate Cost: \$14,080,000
(See development pro forma, Attachment I.)
11. Status of Project Design: Schematic Design
12. Is this Project subject to Article 31 of the Boston Zoning Code? Yes.

B. Narrative Project Description

Site: Parcel R3-B is currently a vacant lot with a dilapidated building. The site measures 38,028 square feet and is bordered by Washington Street, Oak Street, Maple Place and the parcel division line.

Design: ACDC proposes to construct a housing complex with a central courtyard enclosed by residential structures on Washington Street, Oak Street, Maple Place and the parcel division line. A residential tower of 10 stories will be built on Washington Street. This tower will house 60 one and two bedroom units.

The residential structure along Oak Street will be four stories and house three and four bedroom duplexes with private entrances from the street and courtyard. Maple Place and the new public street will be four stories and also house duplex family-sized units.

The 70 parking spaces for the residential complex is proposed to be offsite and to be housed in the proposed 390 space garage on Parcel C. The proposed garage will have its entrance/exit on Nassau Street away from the main residential area. Discussions with potential developers of the garage, Parcel R3-A, R3-B and Parcel C and the larger community are on-going and will determine the final location of entrance/exit and design of the garage.

In addition to the central courtyard, a public open space will be created on the Oak Street edge of the complex. The 35 feet wide open space will be landscaped with trees, shrubs and benches.

Development Program: ACDC proposes to construct 100 rental units on Parcel R3-B. Of the 100 units, 58% or 58 will be affordable to low and moderate income households. ACDC has designed a residential unit mix responsive to the great demand for affordable family sized units: 70 units are two and three bedroom units, 10 units are four bedroom units and 20 units are one bedroom units. Overall, 55% of the two bedroom units, 86% of the three bedroom units and 100% of the four bedroom units will be affordable to low and moderate income families.

C. Federal or State agencies from which permits or other actions have been or will be sought:

<u>Agency Name</u>	<u>Permit</u>
Department of Environmental Quality Engineering - Division of Air Quality Control - Division of Water Pollution Control	Fossil Fuel Utilization Permit Sewer Connection Permit
Federal Aeronautics Commission	Notice of Proposed Construction, Building Height and Lighting
Mass. Aeronautics Commission	Notice of Building Height and Lighting
Mass. Water Resource Authority	Sewer Use Discharge Permit

D. Zoning relief required for this project:

The project site is part of the Downtown Interim Planning Overlay District (IPOD). This project conforms to the Chinatown Zoning guidelines adopted by the Boston Redevelopment Authority in May 1990 and does not require zoning relief.

E. City agencies from which permits or other actions will be sought:

<u>Agency Name</u>	<u>Permit</u>
Boston Redevelopment Authority	Project Approval
Boston Zoning Board of Appeals	Height Variance
Boston Water & Sewer Commission	Sewer Connection Permit
Boston Transportation Department	Traffic Access Plan Construction Management Plan
Inspectional Services Department	Building Permit

F. Governmental agencies or programs from which financial assistance for this project is being sought:

The project will seek financial assistance from several of the following programs: Community Economic Development Assistance Corporation (CEDAC); Executive Office of Communities and Development (EOCD) for low-income housing tax-credit allowances; Rental Housing Development Action Loan (RDAL); Tax Exempt Local Loans To Encourage Rental Housing (TELLER); Massachusetts Housing Finance Agency (MHFA); Tax-Exempt Bond Financing or Taxable Mortgage Financing; City of Boston for Community Development Action Grant (CDAG); Housing Linkage Funds; Rental Assistance-Section 8 and/or Chapter 707 from state or city sources.

II. Project Description

A. An introduction to the site, the proposed uses and approach is provided by the following exhibits in Attachment II:

- a) Location Map (Exhibit A)
- b) Site Plan (Exhibits B to F)
- c) Pine Street Discontinuance Plan (Exhibit G)
- d) Marginal Road Discontinuance Plan (Exhibit H)
- e) Utilities Maps (Exhibits I to K)
- f) Architectural Renderings (Exhibits L to M)
- g) Floor Plans (Exhibits N to Q)
- h) Shadow Studies (Exhibits R to W) ** TO BE SUBMITTED LATER

B. Dimensions

Building Height	36-90 Feet
Number of Stories	4-10 Stories
Gross Square Footage of Lot	38,028 SF
GSF of lot less 6,800 Estimated Size of Open Space on Oak Street	31,228 SF
Yard (Central Courtyard)	10,246 SF
Parking Facilities (number spaces, types of users)	70 spaces (off-site)

Gross Floor Area

107,100 GSF

Floor Area Ratio

2.81

C. Proposed uses and the square footage of each use:

Residential

107,100 GSF

III. Assessment of Development Review Components

A. Transportation Components

1. Traffic Management
2. Parking Management
3. Construction Management

The Parcel R3-B Project proposes to have its 70 parking spaces located offsite. We hope to have these 70 spaces be housed in the proposed 390 space parking garage on Parcel C. Although this garage will be built by a separate developer, we will be involved in the traffic analysis. A Transportation Access Plan will be prepared on behalf of the sponsors of Parcel R3-A, R3-B and C by Howard/Stein-Hudson and will address all three components of the transportation analysis above.

This study is being conducted in conjunction with the New England Medical Center which is in the process of preparing an Institutional Master Plan. The report will identify and analyze the combined traffic/parking impacts related of Parcels R3-A and R3-B in conjunction with the NEMC's planned expansion of 600,000 square feet and garage replacement/expansion from 400 to 1,00 parking spaces over a 10 to 15 year period. Howard/Stein-Hudson will be conducting a series of scoping sessions with the BRA and the Transportation Department in the near future. ACDC has made recommendations to the consultant regarding each transportation component:

The report will analyze the impact of mixed use parking under each scenario (shoppers/tourists/visitors/midtown-cultural district users) on existing and future traffic and parking patterns in the immediate area, peak hour traffic volume, and pedestrian safety issues and mitigation measures. The key streets and intersections relating to the Parcel B development which will be studied are 1) Marginal Road, 2) Washington Street, 3) Oak street, 4) Maple Place and Johnny Court, 5) Harrison Avenue, 6) intersection of Oak and Washington Streets and 7) intersection of

Oak and Washington Streets and 7) intersection of Marginal Road and Washington Street, 8) intersection of Oak Street and Harrison Avenue, 9) intersection of Harrison Avenue and Marginal Road, 10) intersection of Hudson and Marginal Road.

The report will also examine issues of traffic flow and pedestrian safety (particularly visibility regarding emerging cars from parking garage) for various garage entrance/exit sites. In addition, the report will identify any potential for queuing at the garage entrance/exit, the times during the day and evening, and mitigation measures. It will also study any traffic or pedestrian safety impact of the internal traffic flow in the Parcel A and B housing components as result of the extension of Maple Place as a public way.

The construction management component will study 1) potential roadway restrictions on Washington Street, Oak Street and Johnny Court, 2) replacement parking and temporary parking for construction workers, 3) relocation of MBTA stop at Washington Street and Marginal Road, and 4) maintaining pedestrian connections along Washington Street, Oak Street and Johnny Court during construction, and 5) pedestrian safety measures during construction period particularly in light of the density of community service agencies and housing in the immediate surrounding areas.

B. Environmental Protection Component

1. Wind

The trees at the buildings' perimeter and within the courtyard are used to mitigate the effects of wind at grade.

2. Shadow

See shadow studies, Attachment II, Exhibits S to

X.

3. Daylight

The daylight effect on Maple Place and the parcel division line is insignificant as the structures along these areas are only four stories in height. Oak Street is narrow and daylight across it will be minimally impacted by the four story structure proposed on Oak Street.

The broad width of Washington Street, on the other hand, provides a buffer reducing any adverse effect the ten story tower would have on its neighbors.

4. Solar Glare

The exterior materials used on these structures will not cause significant solar glare. The amount of glazing and reflective materials in the facades will be less than 25 percent.

5. Air Quality

Short-term air quality impacts from fugitive dust may be expected during demolition and construction. Mitigation methods such as hosing down and removal of spoils from the site using covered trucks will be utilized to effectively minimize this. There are no long-term air quality related impacts as a result of minimal traffic increases.

6. Water Quality

The project area is currently largely impervious and drains into the City's stormwater system. Redevelopment of the property is not expected to result in increased runoff. After construction, water from roofs and recreational areas is not expected to carry significant nor substantial contaminants.

7. Flood Hazard Zones/Wetlands

The property is not located in a flood hazard zone or a designated wetland.

8. Groundwater

Preliminary study of Parcel R3-A and R3-B shows that the groundwater is expected to mirror the topography to some extent and is anticipated to vary from about El. +9 at the northeast corner to about El. +6 at the southeast corner. It appears that maintaining the water level and minimizing the impact of construction dewatering may be preferable to any system of permanent dewatering or underdrainage. Maintaining the water level will allow the pressure to be used to offset building weights for mat foundation design under the towers. Further studies will be conducted in

the course of initial design.

9. Geotechnical Impact Including Subsoil Conditions

Preliminary study shows that the site is located near the original shoreline of the Boston peninsula and was formed in a complex geologic environment resulting in the radical variations in soil conditions across the site. The project site is covered by 10 to 12 feet of miscellaneous fill materials. Underlying the fill is between 1 to 10 feet of organic silt. Beneath this, is approximately 50 to 90 feet of clay. Finally, below the clay is glacial till deposit which is about 5 feet in thickness. An in-depth geotechnical investigation will be conducted.

10. Solid and Hazardous Wastes

If upon further geotechnical studies, any solid or hazardous wastes are discovered, they will be handled according to procedures which comply with regulations set by the Department of Environmental Quality Engineering.

11. Noise

There will be normal noise associated with construction. Long-term noise effects at the site are expected to be minimal.

12. Construction Impact, Proposed Safety Features and Construction Methodology.

These will be formulated at a later date once design is complete.

13. Rodent Control

A full service rodent control contract which will run from commencement of demolition through completion of construction will be implemented. Chinatown is a participant in the City of Boston's Rodent Control program and ACDC intends to comply with all program rules and standards. In addition, as the site is located near the Central Artery project, ACDC expects to work collaboratively with the state and city to address and solve all potential rodent problems which may arise.

C. Urban Design Component

1. Architectural Compatibility and relationship to Subdistrict Urban Design Features

The urban design features of the Parcel R3-B housing development affirms Chinatown's cultural identity, reinforces a sense of street-level continuity and enhances Parcel R3-B's symbolism as a critical link within Chinatown and to neighboring communities. The layout and design of the Parcel R3-B site embodies elements of traditional Chinese architecture such as courtyards, and walls to preserve and celebrate the rich cultural heritage of Chinatown.

The four-story residential buildings on Oak Street, Maple Place and the parcel division line reinforce the existing low-rise residential fabric and serve to enclose an inner courtyard. This architectural and urban design concept of inner courtyards and walls promote a sense of community and kinship among neighbors and users of the open space. The ten-story building will respond well to the existing building and street character along Washington Street. There is an existing 10-story elderly housing complex, Quincy Towers, and a public school across the street. This ten-story building will also correspond to a proposed institutional building on the other corner of Washington Street.

The materials used for the exterior of the buildings reinforce the existing facade of surrounding buildings. The mid-rise and high-rise buildings are divided into three zones each delineated by a distinct cornice line. The lowest layer, subject to most traffic and wear, will be precast concrete to approximate the stone base of typical Boston housing. The middle zone and the major surface material will be brick. The upper zone of the mid-rise and the middle zone of the high-rise will be durable cementitious stucco material.

3. Quality of Pedestrian Environment

The quality of the pedestrian environment will be greatly improved by the Parcel R3-B housing development. Currently, the site is vacant except for a dilapidated building on Washington Street. The residential streetscape will reinforce and affirm the community fabric since a community school, health center, elementary school and daycare are all located just across the street.

The creation of a new public open space on Oak Street will also greatly improve the pedestrian environment along the Oak Street edge of the Parcel R3-B housing development for both residents of the development and for the larger neighborhood. This passive open space will also serve as a connector to the community center it faces allowing users such as the elderly, children and teens to enjoy quiet recreation. This public open space would be landscaped with trees, shrubs and benches.

4. Consistency with Established Design Guidelines

In accordance with design guidelines for the area, the Parcel R3-B project design reflects and embraces Chinatown's cultural identity as well as reinforcing the existing facade of surrounding buildings (10 story high-rise on Washington Street and 4 story mid-rises on Oak, Maple Place and the parcel division line) comply with the existing building heights in the area. The mid-rise structures reinforce the residential fabric and the 10 story tower on Washington Street is below the highest tower which is directly across the Quincy Towers, a 18 story elderly housing complex. The project also is consistent with the public and proposed institutional scales and characters along Washington Street.

D. Housing Preservation Component

The Parcel R3-B Housing development project will be generating 100 new units of housing. This project which will be replacing a dilapidated commercial building that was partially used, will contribute tremendously to the Chinatown housing supply.

E. Historic Resources Component

The site has a dilapidated commercial building which has no historic significance.

F. Infrastructure Systems Component

1. Anticipated water consumption

Anticipated water consumption is estimated at approximately 100 gallons per bedroom or 30,000 gallons per day.

2. Anticipated electricity consumption

Anticipated electricity consumption is estimated at approximately 2,000 kilowatt hours per day (KWH).

3. Anticipated sewage generation

Anticipated sewage generation is estimated at approximately 100 gallons per bedroom or 30,000 gallons per day.

4. Anticipated energy requirements

Natural gas for heat and hot water is estimated at 110,000 cubic feet per year.

IV. Coordination with Other Governmental Agencies

Note anticipated jurisdiction of the following:

A. Boston Civic Design Commission Review

The project will be reviewed by the Boston Redevelopment Authority design staff. The Commission is not yet operational.

B. Boston Landmarks Commission Review

No Boston Landmark Commission review is required.

C. Massachusetts Environmental Policy Act Requirements.

Environment Notification Form filing is required.

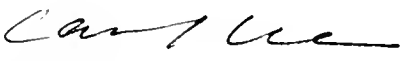
D. Architectural Access Board Requirements.

The project will be designed to comply with the requirements of the Architectural Access Board.

V. Proponent's Certification

This form is concurrently being circulated to all agencies and persons as required by Boston Zoning Code, Article 31, Section 31-5 (1).

10/24/90 *
Date



Carol Lee
Executive Director
Asian Community Development
Corporation
360B Tremont Street
Boston, MA 02116
(617) 482-2380

*REVISED/UPDATED NOV. 5 '90

ASIAN COMMUNITY DEVELOPMENT CORPORATION
PROJECT NOTIFICATION FORM

ATTACHMENT I

Parcel R3-B Financial Plan

The scale and complexity of the proposed development and the limited resources that are likely to be available at the City, State and Federal levels require a creative approach to project financing. Rather than attempt to finance the project using one source, the plan is based on financing through different sources: housing linkage funds as well as capital improvements contributions from the City, operating subsidies from the State, the availability of federal rental assistance and low income housing tax credits and finally , a third party assuming the cost of constructing an offsite garage.

Our financial plan has been based on the following assumptions:

- 1) A linkage contribution of \$1,700,000.
- 2) The project's 70 parking spaces would be offsite on the proposed Parcel C garage. A third party assume the responsibilities and costs of the construction and the financing of the garage.
- 4) The developer of the garage will be able to make land lease contributions starting at \$100,000 the first year and escalating at 5% a year for at least 35 years.

The cost of this project is detailed in the attached pro forma. In summary, the projected total development cost is approximately \$13,222,000. The total development costs and open space improvements would be approximately \$14,080,000. A linkage contribution of \$1,700,000.

VII. DEVELOPMENT PRO-FORMA

No. of Units	100	Total Development Cost/Unit	\$132,220
Gross Sq Feet	107,100	Total Development Cost/GSF	\$123

HARD COSTS

1. Acquisition			
Land:			0
Building(s):			0
2. Direct Construction Costs			
Building	107,100 GSF ●	\$85.00 / GSF	9,104,000
Parking	0 GSF ●	\$60.00 / GSF	0
3. Construction Contingency ●	5.0%		455,000

TOTAL HARD COSTS			9,559,000

SOFT COSTS

4. Architectural & Engineering	5.0%		478,000
5. Legal			150,000
6. Financing Fees			
R-DAL Application Fee	0.20% of TDC		30,000
Site Inspection Fee	0.50% of loan		56,000
Application Fee	0.30% of loan		34,000
Mortgage Financing Fee	2.00% of loan		225,000
Credit Enhancement	4.75% of loan		534,000
7. Accounting & Cost Certification			40,000
8. Development Consultant			200,000
9. Real Estate Taxes			25,000
10. Insurance			70,000
11. Construction Loan Interest	Rate	term	Avg bal
	8.50%	20	5,623,000
12. Bonding	1.0%		96,000
13. Permits & Other Fees	1.0%		96,000
14. Marketing/Rent-up			130,000
15. Other: Surveys, Geotechnical, Misc. Engineering & Fees			150,000
Other: Title & Recording			30,000
Other: Hazardous Waste Remediation			40,000
Other: Appraisal Fee			5,000
Other: Seed Money Interest			5,000
Other: Clerk of the Works			50,000
Other: General Contingency ●	5.0% of soft costs		162,000
16. Developer's Overhead	2.0% of TDC		260,000
17. Developer's Fee	0.0% of TDC		0
18. BSPRA	0.0% of TDC		0

TOTAL SOFT COSTS			3,663,000

TOTAL DEVELOPMENT COST	13,222,000
	=====

OPEN SPACE IMPROVEMENTS

Clearance & Demolition	200,000
Street & Site Improvements	520,000
Water & Sewer Facilities	60,000
Contingency @ 10.00%	78,000

OPEN SPACE IMPROVEMENTS	858,000
-------------------------	---------

TOTAL DEVELOPMENT COSTS & OPEN SPACE IMPROVEMENTS	14,080,000
	=====

DEVELOPER'S EQUITY (4)

TOTAL DEVELOPMENT COST & OPEN SPACE IMPROVEMENTS	14,080,000
	=====

All Capital Loans, Grants & Syndication Proceeds:

1. Mortgage Financing	11,246,000	
2. Community Development Action Grant	500,000	
3. Net Syndication Proceeds	2,334,000	

TOTAL		14,080,000
		=====

DEVELOPER's EQUITY:	0
(including BSPRA)	=====

VIII. PROPOSED RENT SCHEDULE

LOW INCOME ASSISTED UNITS	NSF	# of Units	Monthly Rents	Utility Allowance	Unit Monthly Rents	Total Monthly Rents
1-BR	600	0	739	30	709	0
2-BR	800	18	869	34	835	15,030
3-BR	1,100	22	1,087	40	1,047	23,034
4-BR	1,300	10	1,217	47	1,170	11,700
Subtotal Low-Assisted		50				49,764
<u>LOW INCOME CREDIT UNITS</u>						
1-BR	600	0	443	30	413	0
2-BR	800	4	533	34	499	1,996
3-BR	1,100	4	615	40	575	2,300
4-BR	1,300	0	686	47	639	0
Subtotal Low-Credit		8				4,296
<u>MARKET UNITS</u>						
1-BR	600	20	700	0	700	14,000
2-BR	800	18	880	0	880	15,840
3-BR	1,100	4	1,000	0	1,000	4,000
4-BR	1,300	0	1,150	0	1,150	0
Subtotal Market		42				33,840
<u>TOTAL</u>						
1-BR	600	20				14,000
2-BR	800	40				32,866
3-BR	1,100	30				29,334
4-BR	1,300	10				11,700
		100				87,900
ANNUAL RENTAL INCOME						1,054,800
Other Annual Income						
1. LAND LEASE FROM PARKING GARAGE						100,000
2. LAUNDRY INCOME \$8.00 / month x 60 1&2BR Units						5,760
3. SPONSOR OPERATING SUBSIDY (Source: Linkage)						275,000
Other Annual Income						380,760
GROSS ANNUAL INCOME						1,435,560
Less: Vacancy Allowance - Market Units @ 5%						(20,304)
- Low Income Units 3%						(19,462)
GROSS EFFECTIVE ANNUAL INCOME						1,395,794
						=====
Back-up Chapter 707 Commitments are requested for the following # of units:						
2-BR	18	3-BR	22	4-BR	10	TOTAL 50
Number Requested as per of total project units:						50.0%

IX. PROJECTED FIRST YEAR OPERATING PRO-FORMA

(12-Month Period from: Nov-92 to Nov-93)

1. GROSS EFFECTIVE ANNUAL INCOME		1,395,794
2. EXPENSES		
A. ANNUAL OPERATING EXPENSES	Per Unit	
1. Administrative	570	57,000
2. Maintenance	940	94,000
3. Heat & Hot Water	860	86,000
4. Common Electricity	80	8,000
5. Water & Sewer	230	23,000
6. Real Estate Taxes	600	60,000
7. Insurance	220	22,000
8. Marketing	100	10,000
9. Security	500	50,000
10. EOCD Fee	25	2,500
11. Other:		0
TOTAL OPERATING	4,125	412,500
B. REPLACEMENT RESERVE		
(lesser of .0075 x construction or 275 per unit)		27,500
C. MANAGEMENT FEE @	5.9% of EGI	60,000
3. NET OPERATING INCOME (N.O.I.)		895,794
4. ANNUAL DEBT SERVICE		1,041,631
5. CASH FLOW (DEFICIT) FROM OPERATIONS		(145,837)
		=====

ASIAN COMMUNITY DEVELOPMENT CORPORATION
PARCEL R3B DEVELOPMENT PROPOSAL
FINANCIAL PLAN

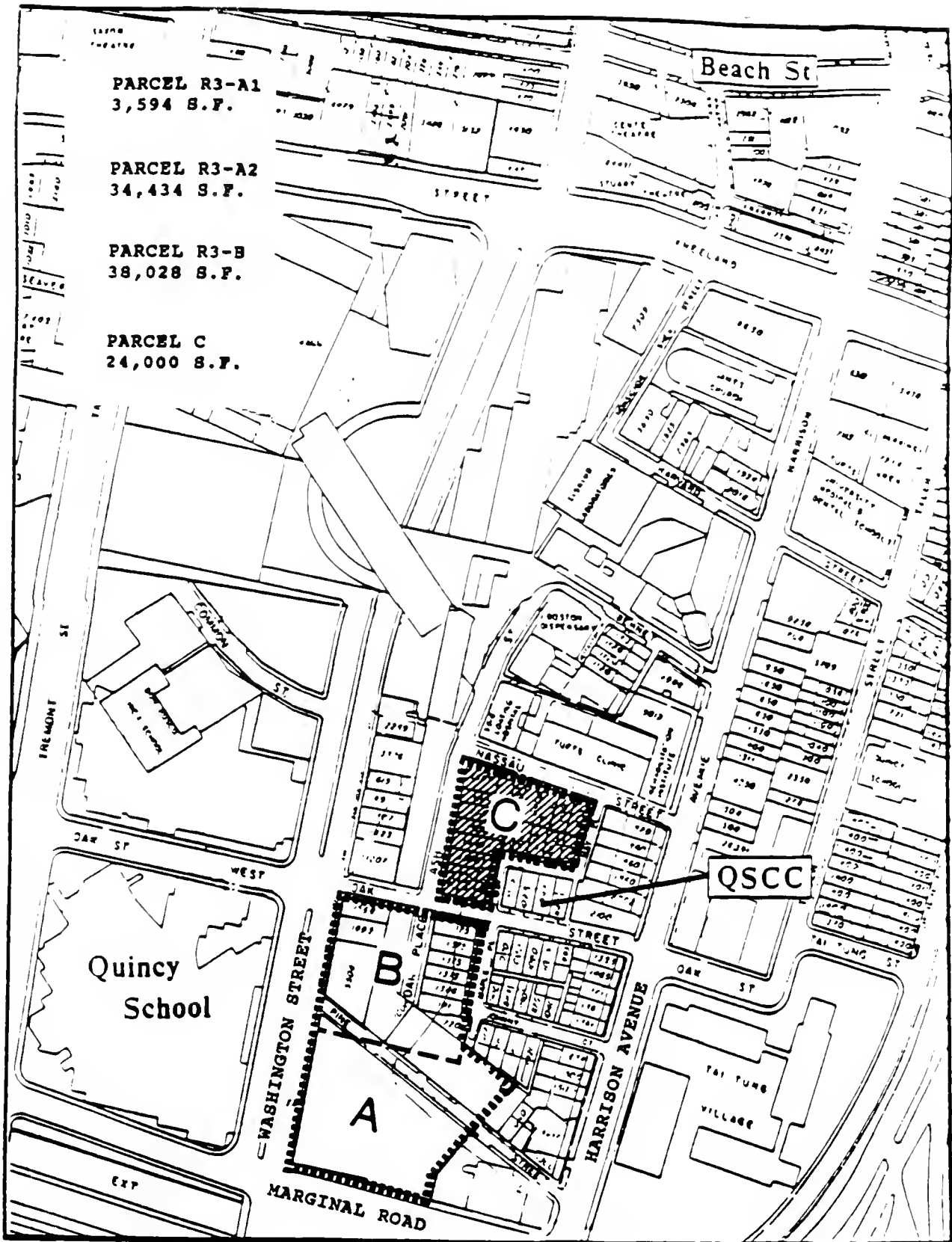
ATTACHMENT 13 - LONG TERM OPERATING PRO FORMA
(Total Dollars, in THOUSANDS)

RENTAL INCOME	YEAR	1	2	3	4	5	6	7
=====	=====	=====	=====	=====	=====	=====	=====	=====
Low Income Assisted Rent	4.0% infl.	597	621	646	672	699	727	756
Low Income Credit Rents	4.0% infl.	52	54	56	58	60	63	65
Market Rents	4.0% infl.	406	422	439	457	475	494	514
		-----	-----	-----	-----	-----	-----	-----
TOTAL RENTAL INCOME		1,055	1,097	1,141	1,187	1,234	1,283	1,335
LAND LEASE - GARAGE	5.0% infl.	100	105	110	116	122	128	134
LAUNDRY INCOME	5.0% infl.	6	6	6	7	7	7	8
		-----	-----	-----	-----	-----	-----	-----
POTENTIAL GROSS INCOME		1,161	1,208	1,257	1,309	1,363	1,418	1,476
VACANCY - market %	5.0%	(20)	(21)	(22)	(23)	(24)	(25)	(26)
- low %	3.0%	(19)	(20)	(21)	(22)	(23)	(24)	(25)
		-----	-----	-----	-----	-----	-----	-----
EFFECTIVE RESIDENTIAL INCOME		1,140	1,187	1,236	1,286	1,339	1,394	1,451
LINKAGE CONTRIBUTIONS		275	264	252	240	227	215	201
R-DAL		250	240	229	218	207	195	183
		-----	-----	-----	-----	-----	-----	-----
EFFECTIVE GROSS INCOME		1,665	1,690	1,717	1,744	1,773	1,803	1,835
OPERATING EXPENSES	5.0% infl.	500	525	551	579	608	638	670
		-----	-----	-----	-----	-----	-----	-----
NET INCOME AVAILABLE FOR DEBT SERVICE		1,165	1,165	1,165	1,165	1,165	1,165	1,165
DEBT SERVICE @ DS R =	9.26%	1,042	1,042	1,042	1,042	1,042	1,042	1,042
		-----	-----	-----	-----	-----	-----	-----
DEBT SERVICE COVERAGE		124	124	124	124	124	124	124
CASH FLOW		0	0	0	0	0	0	0
		=====	=====	=====	=====	=====	=====	=====
Return on Equity on	2834000	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%
P.V. of Linkage Annuities	8.50%	1,698,041						
TOTAL R-DAL @	8.50%	1,543,674						
::								

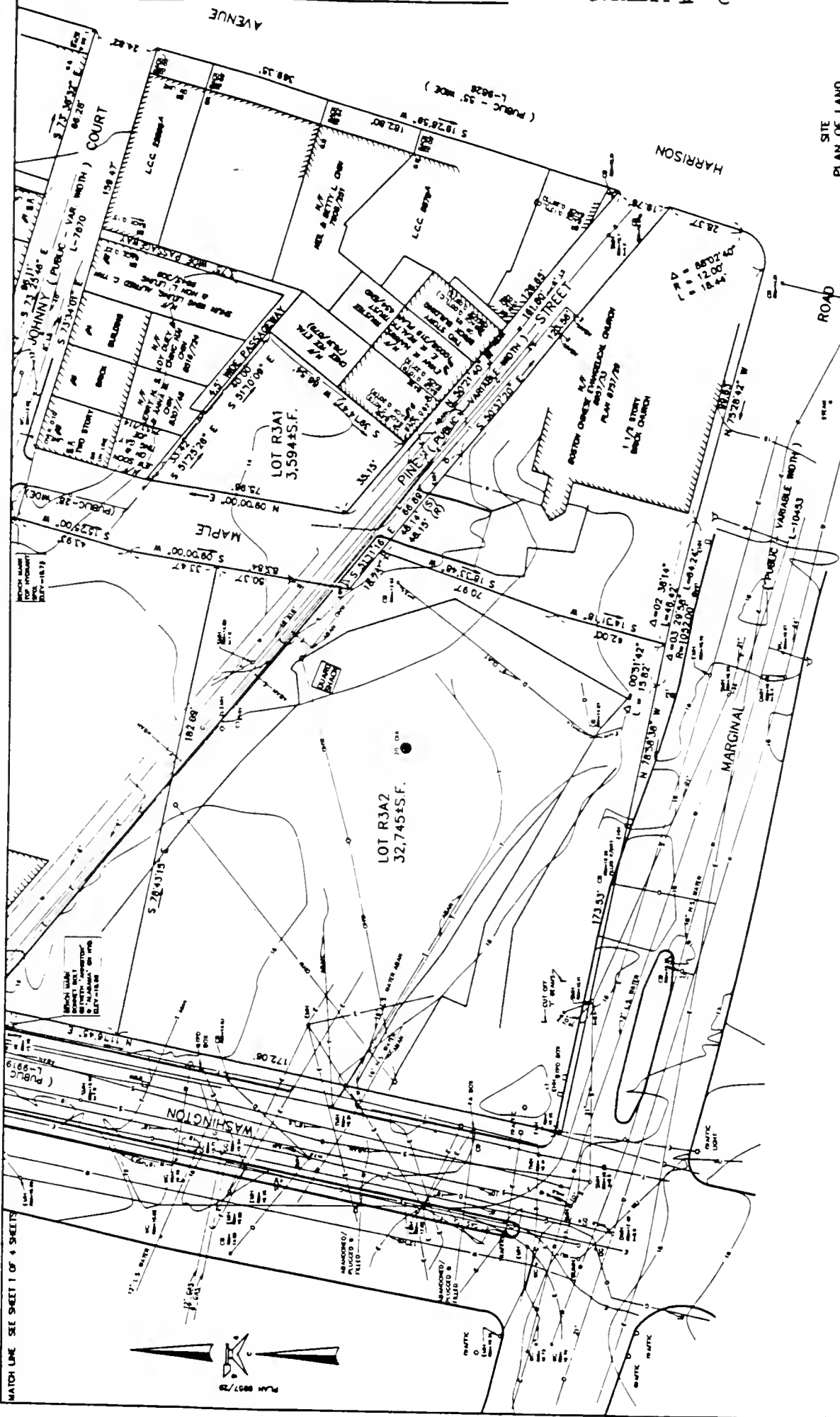
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09/28/90

RENTAL INCOME	YEAR	18	19	20
=====		=====	=====	=====
Low Income Assisted Rent	4.0% infl.	1,163	1,210	1,258
Low Income Credit Rents	4.0% infl.	100	104	109
Market Rents	4.0% infl.	791	823	856
		-----	-----	-----
TOTAL RENTAL INCOME		2,055	2,137	2,222
LAND LEASE - GARAGE	5.0% infl.	229	241	253
LAUNDRY INCOME	5.0% infl.	13	14	15
		-----	-----	-----
POTENTIAL GROSS INCOME		2,297	2,391	2,490
VACANCY - market @	5.0%	(40)	(41)	(43)
- low @	3.0%	(38)	(39)	(41)
		-----	-----	-----
EFFECTIVE RESIDENTIAL INCOME		2,257	2,350	2,447
LINKAGE CONTRIBUTIONS		28	10	0
R-DAL		26	9	0
		-----	-----	-----
EFFECTIVE GROSS INCOME		2,311	2,369	2,447
OPERATING EXPENSES	5.0% infl.	1,146	1,203	1,263
		-----	-----	-----
NET INCOME AVAILABLE FOR DEBT SERVICE		1,165	1,165	1,183
DEBT SERVICE @ DS R =	9.26%	1,042	1,042	1,042
		-----	-----	-----
DEBT SERVICE COVERAGE		124	124	124
CASH FLOW		0	0	18
		=====	=====	=====
Return on Equity on	2834000	4.4%	4.4%	5.0%
P.V. of Linkage Annuities	8.50%			
TOTAL R-DAL @	8.50%			
::				



Site Location



SITE
PLAN OF LAND
IN
BOSTON, MASS
PREPARED FOR A.C.D.C. & C.E.
SCALE: 1"=16'
JUNE 30, 1968
THE BSC GROUP - BEDFORD,
MASS.
LAND SURVEYORS
18 NORTH ROAD
BEDFORD, MASS. 01730
SHEET 1 OF 4 SHEETS



Revised 12/1/68
SHEET 1 OF 4

SEE SHEET 1 OF 4 FOR NOTES, LEGEND & NOTICES

MATCH LINE SEE SHEET 1 OF 4 SHEETS

400 300 150 75 37.5 18.75 9.375 4.6875

SITE
PLAN OF LAND
IN
BOSTON, MASS.
PREPARED FOR: A.C.D.C. & C.E.D.
SCALE: 1"=16' JUNE 30, 1989
THE BSC GROUP - BEDFORD, IN
LAND SURVEYORS
18 NORTH ROAD
CHILMARK, MA 01730
SHEET 3 OF 4 SHEETS



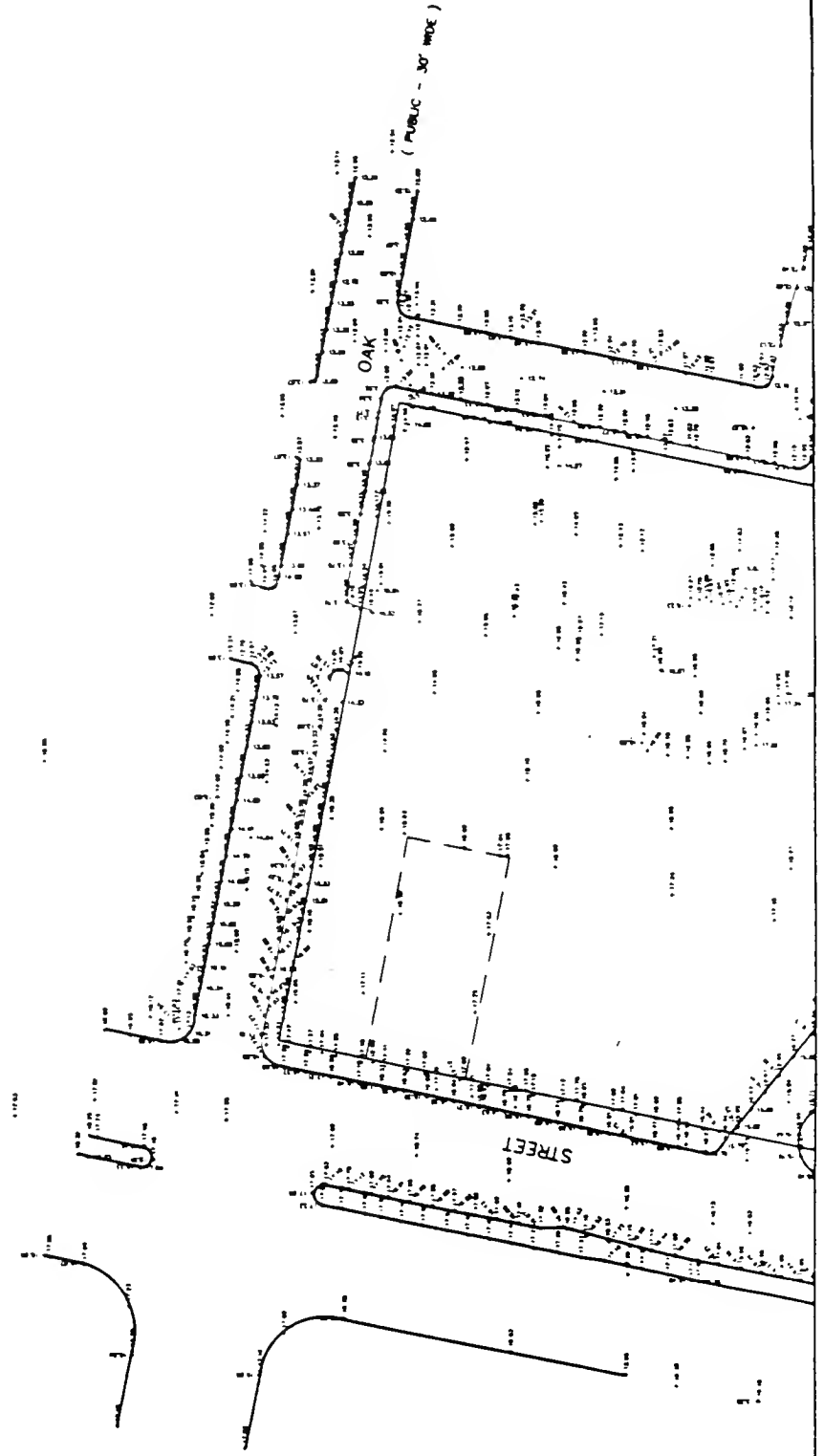
Donnelly Fennel
JUNE 19, 1989

SEE SHEET 1 OF 4 FOR NOTES, LEGEND & REFERENCES

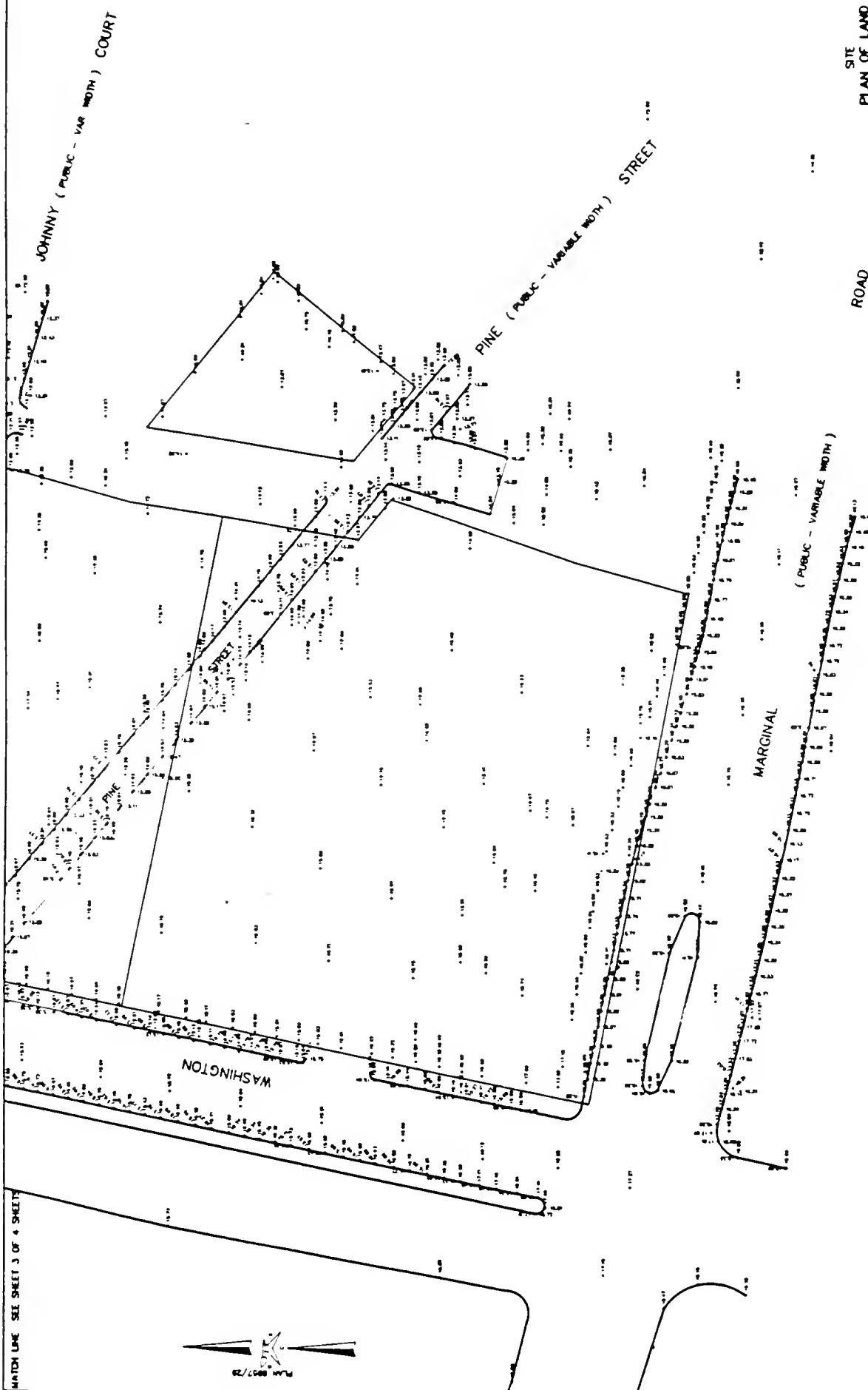


EXHIBIT II - D

STREET



MATCH LINE SEE SHEET 4 OF 4 SHEETS



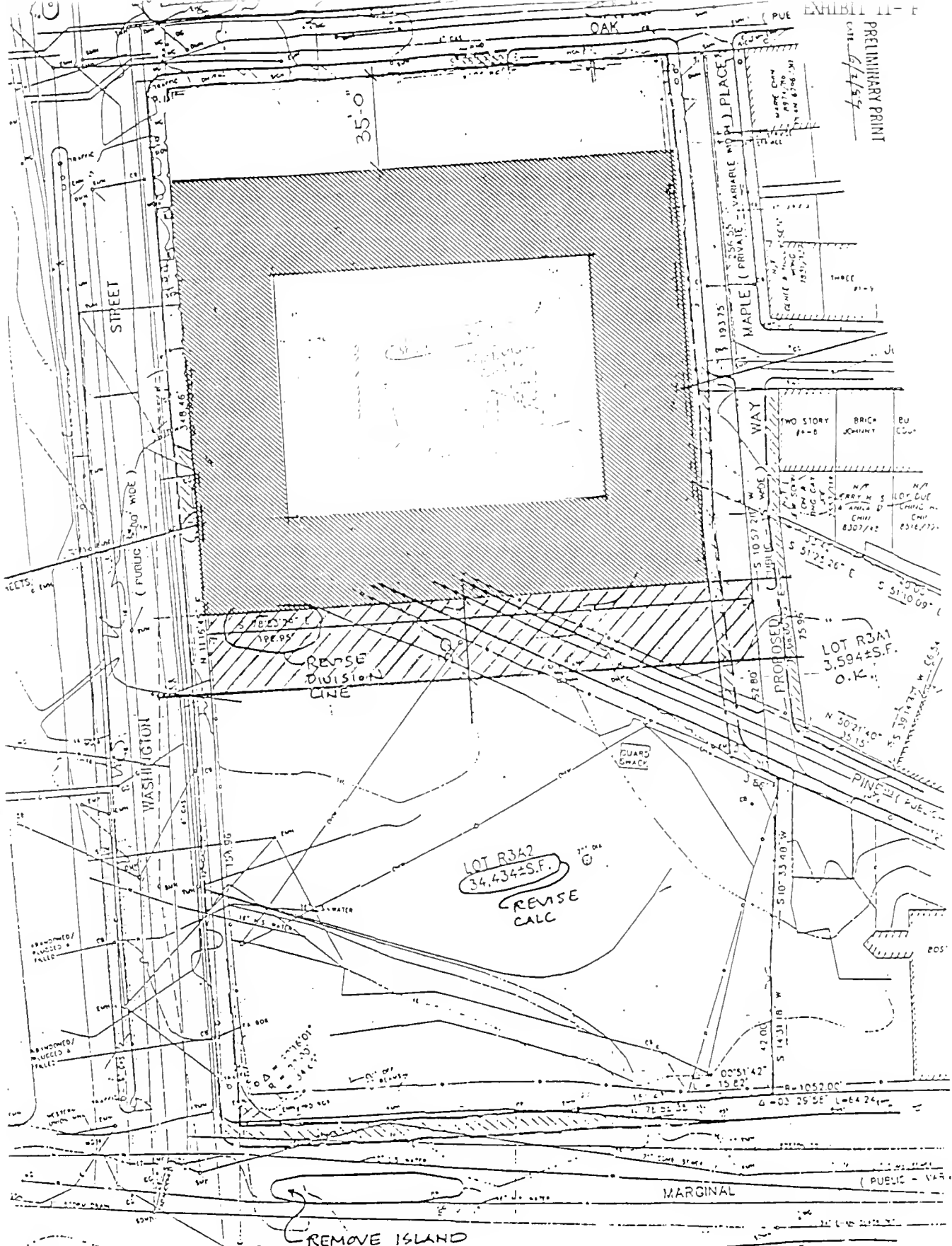
SITE
PLAN OF LAND
IN
BOSTON, MASS.
PREPARED FOR: A.C.D.C. & C.E.D.C.
SCALE: 1"=16'
JUNE 30, 1969
THE BSC GROUP - BEDFORD, INC.
LAND SURVEYORS
10 NORTH ROAD
BEDFORD, MA 01730
CIVIL ENGINEERS
SHEET 4 OF 4

Donal J. Harned
June 19, 1969

SEE SHEET 1 OF 4 FOR NOTES, LEGEND & REFERENCES.

MATCH LINE SEE SHEET 3 OF 4 SHEETS

PRELIMINARY PRINT
DATE 6/2/54



CHINATOWN HOUSING SITE
TITLE R-3A+R-3B SITE/BRA
Scale 1/32" = 1'-0" Date 6-12-83

Dwg No
SS-1

PLAN OF LAND
BOSTON, MASS.
PREPARED FOR:
SCALE 1" = 60' JUNE 1954

WOO & WILLIAMS
487 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

SITE SURVEY			1
DATE 1 OCT 90	SCALE P/A	DRAWN BY	

EXHIBIT I- G

HARRISON (PUBLIC - 35' WIDE) AVENUE

MARGINAL MARKET NORTH ROAD

PINE (PUBLIC - VARIABLE WIDTH) STREET

A black and white photograph of a street scene in Washington, D.C. The foreground shows a paved road with a dashed white line indicating a lane boundary. A large, rectangular street sign is mounted on a pole, displaying "WASHINGTON" vertically and "(PUBLIC - 80' WIDE)" horizontally. In the background, a multi-story brick building is visible, partially obscured by trees and other structures. The overall scene suggests a typical urban environment in the capital city.

NOTE

[illegible]

1. WE ARE CERTAIN TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT

- 2) THIS PLAN WAS DEVELOPED IN CONJUNCTION WITH THE RULES AND REGULATIONS OF THE NATIONAL ASSOCIATION OF THE CHAMBERMANS OF THE MASSACHUSETTS
- 3) THIS PLAN IS BASED ON AN ACTUAL SURVEY ON THE GROUND BETWEEN JANUARY 8, 1968 AND MAY 5, 1969 BY THE DISCOUNT-BEDFORD INC
- 4) THE LOCATIONS AND DIMENSIONS OF THE BOUNDARIES OF THE PARCELS SHOWN ARE GIVEN IN THE LIST OF ACCOUNTS AS MEASURED BY THE LAND COMPANY

Donald A. Edwards
PROTESTANT LADY SUNDAY

CONFIDENTIAL FOR NATIONAL OFFICE AND
LOCAL OFFICE TO CITY ST AND COUNTY

PLATE 1C. 1800. 3. Of paper 1800. 1800.

THE BSC GROUP - BEDFORDING.

NAME	EDUCATION	PROFESSION	CITY OF RESIDENCE	DATE
...

PINE STREET

For NO₂ uptake at 1.5 mol per litre

[illegible]

[illegible]

ALL UNDESIGNED UTILITIES ARE COMPLETED FROM ABOVE THE CORNERS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATELY 10' BEFORE DESIGN AND CONSTRUCTION CALL "ON BAY" 1 800-322-4944

[illegible]

Public Law 96-348, 96 Stat. 533

THE BSC GROUP - BEDFORD, INC.
 1000 W. 10th Street
 Bedford, Ohio 44011
 (216) 835-1100

Field	Value
name	test
value	1

MARGINAL ROAD

DO NOT WRITE IN THESE SPACES

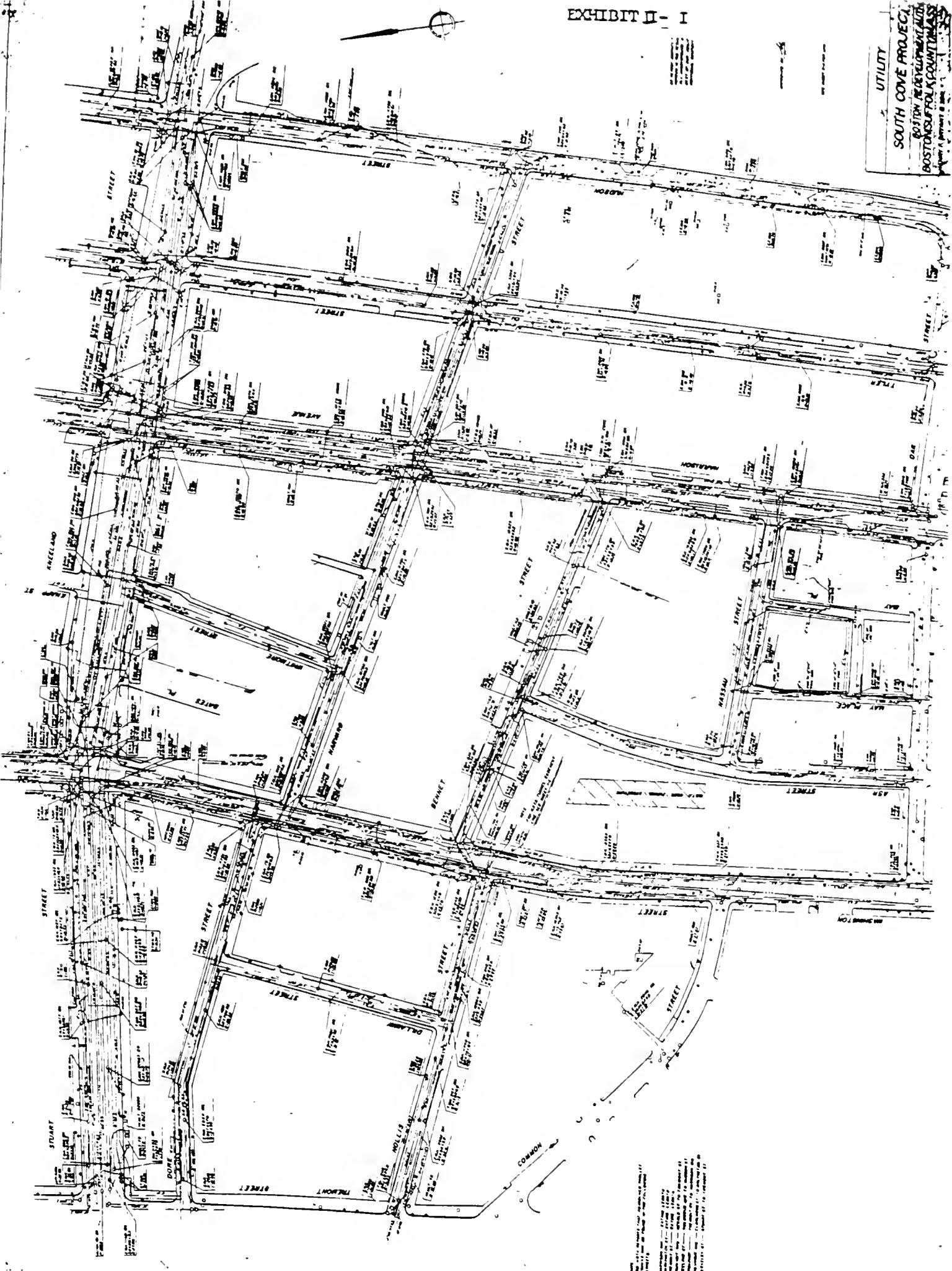
1

Q 1. What is the purpose of the study?

[illegible]

UTILITY

SOUTH COVE PROJECT
BOSTON REDEVELOPMENT
BOSTON SUFFOLK COUNTY MASS
JANUARY 1, 1968



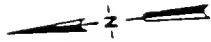
NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
2. THE LOCATION OF UTILITIES IS SUBJECT TO CHANGE.
3. THE DEPTH OF UTILITIES IS NOT SHOWN.
4. THE DEPTH OF UTILITIES IS NOT SHOWN.
5. THE DEPTH OF UTILITIES IS NOT SHOWN.



NOT TO SCALE
DATE: 12-1-77
BY: [Signature]

UTILITY MAP
SOUTH COVE PROJECT
BOSTON REDEVELOPMENT AUTHORITY
BOSTON SUFFOLK COUNTY MASSACHUSETTS
SCALE: 1" = 100' (APPROX.)
DATE: 12-1-77
BY: [Signature]

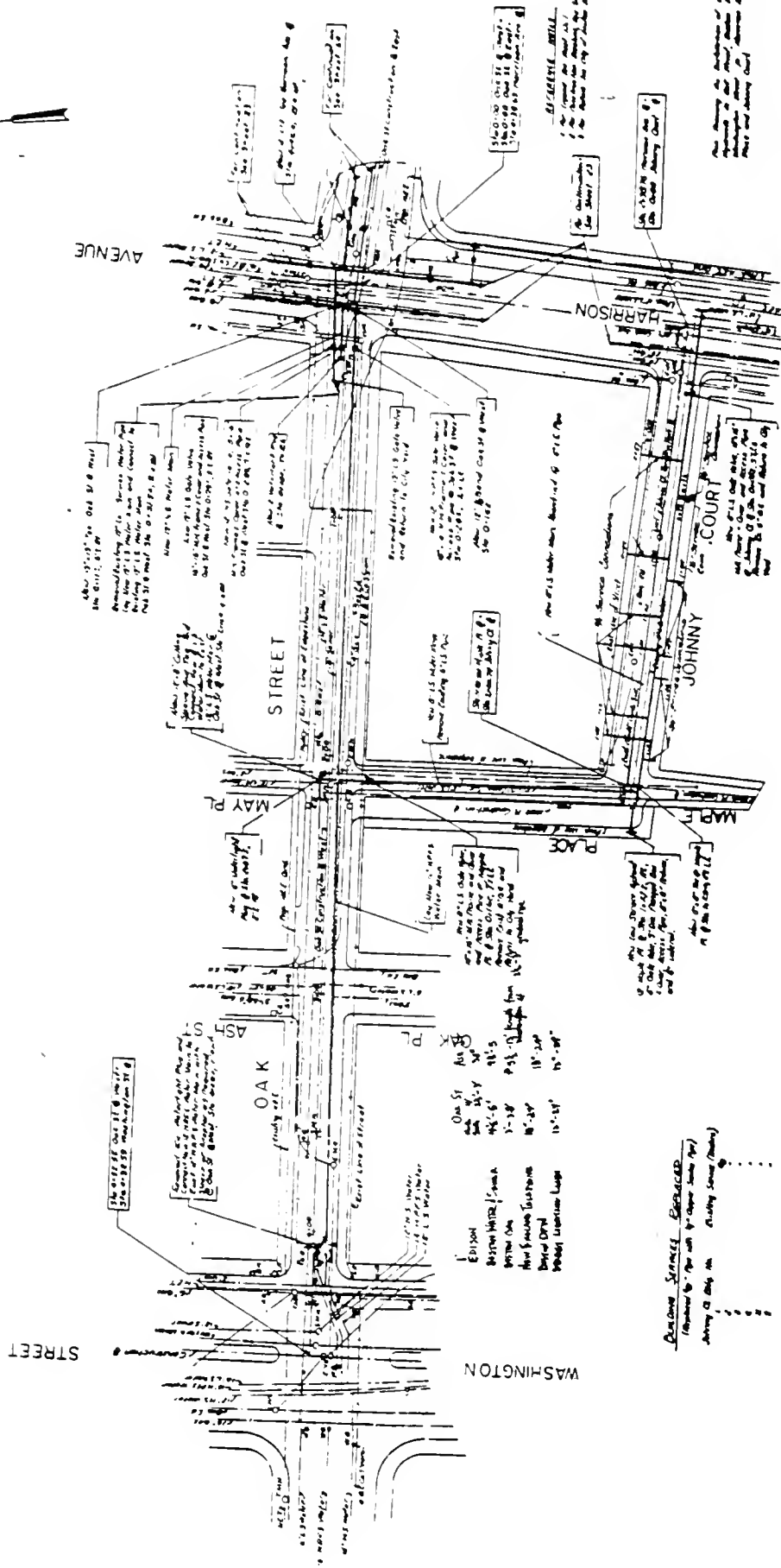




STREET

WASHINGTON

AVENUE



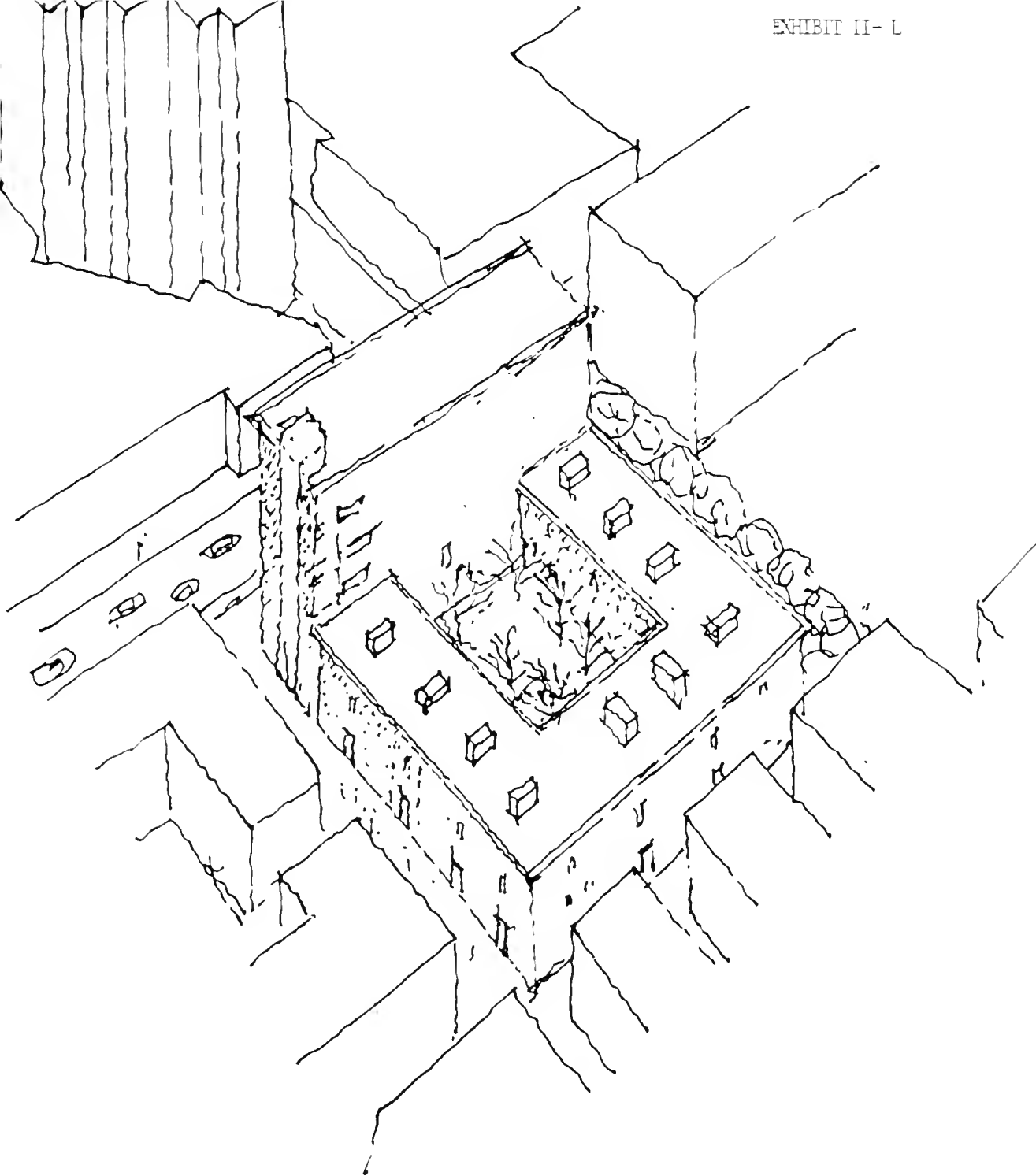
WATER

RECORDS SECTION

SITE PREPARATION - CONTRACT 6	
OAK STREET	JOHNNY COURT AND HARRISON
25 ON	

MAIN	
PLAT	
25 ON	

PERMANENT SERVICE ESTABLISHED
(Remains for use with a change in the
showing of the line - existing service (shown)

**WOO & WILLIAMS**497 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

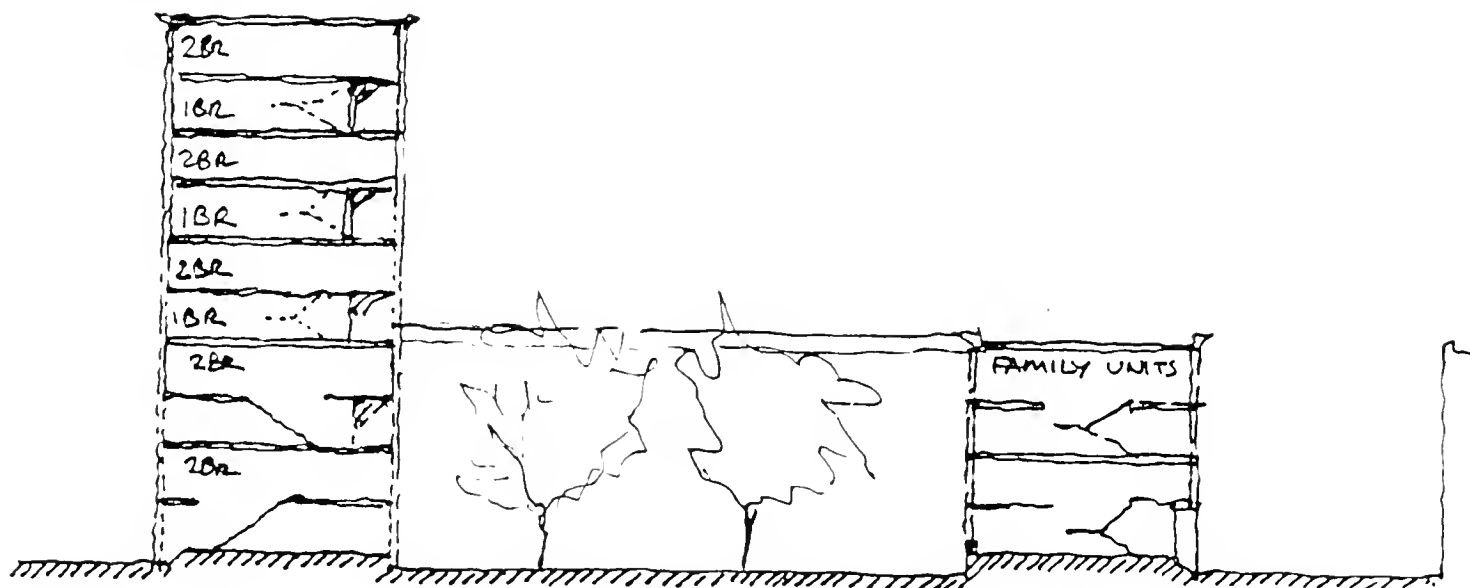
DATE

OCT 1 90

SCALE

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7



SECTION

WOO & WILLIAMS497 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

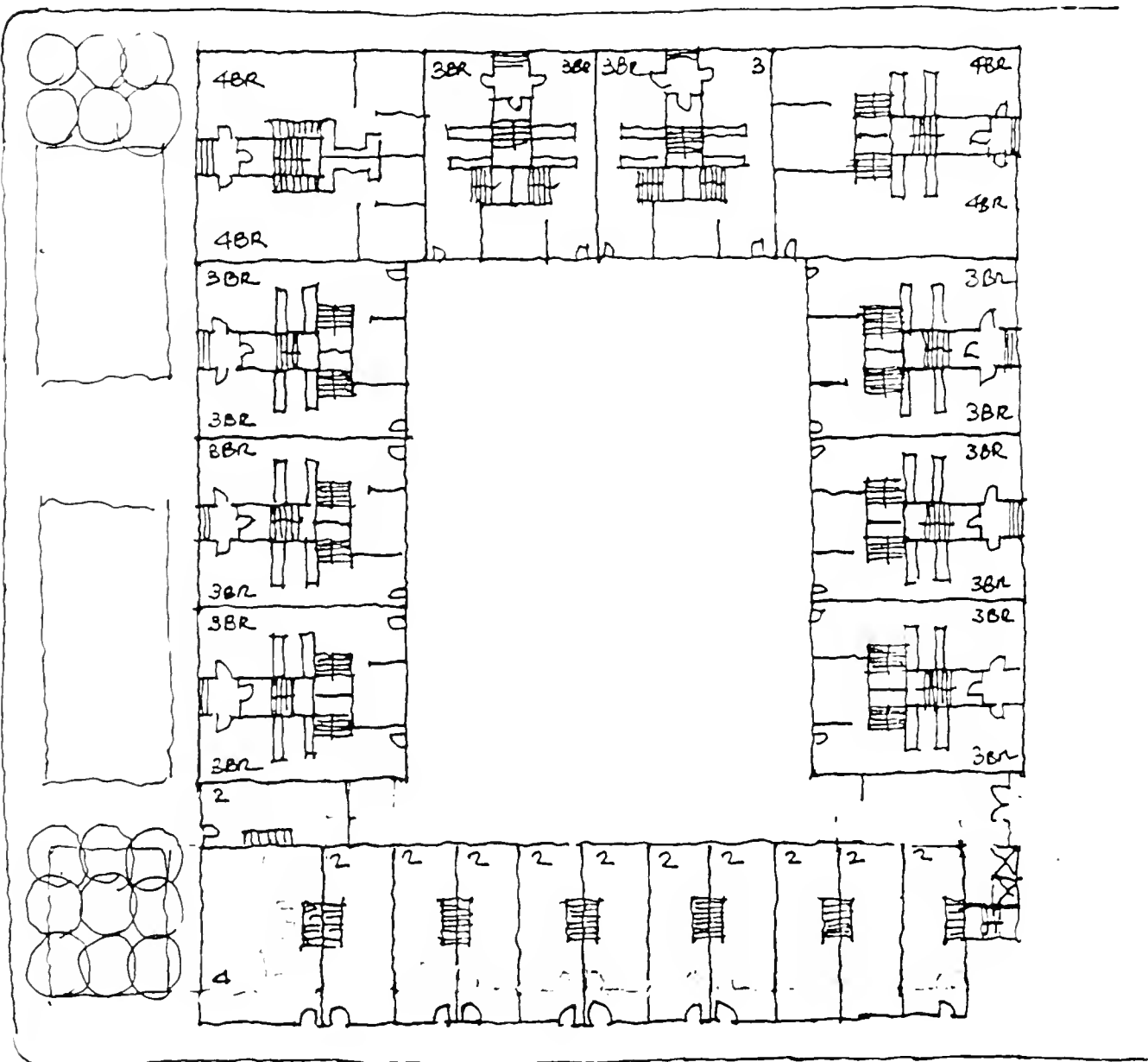
DATE

OCT 1 90

SCALE

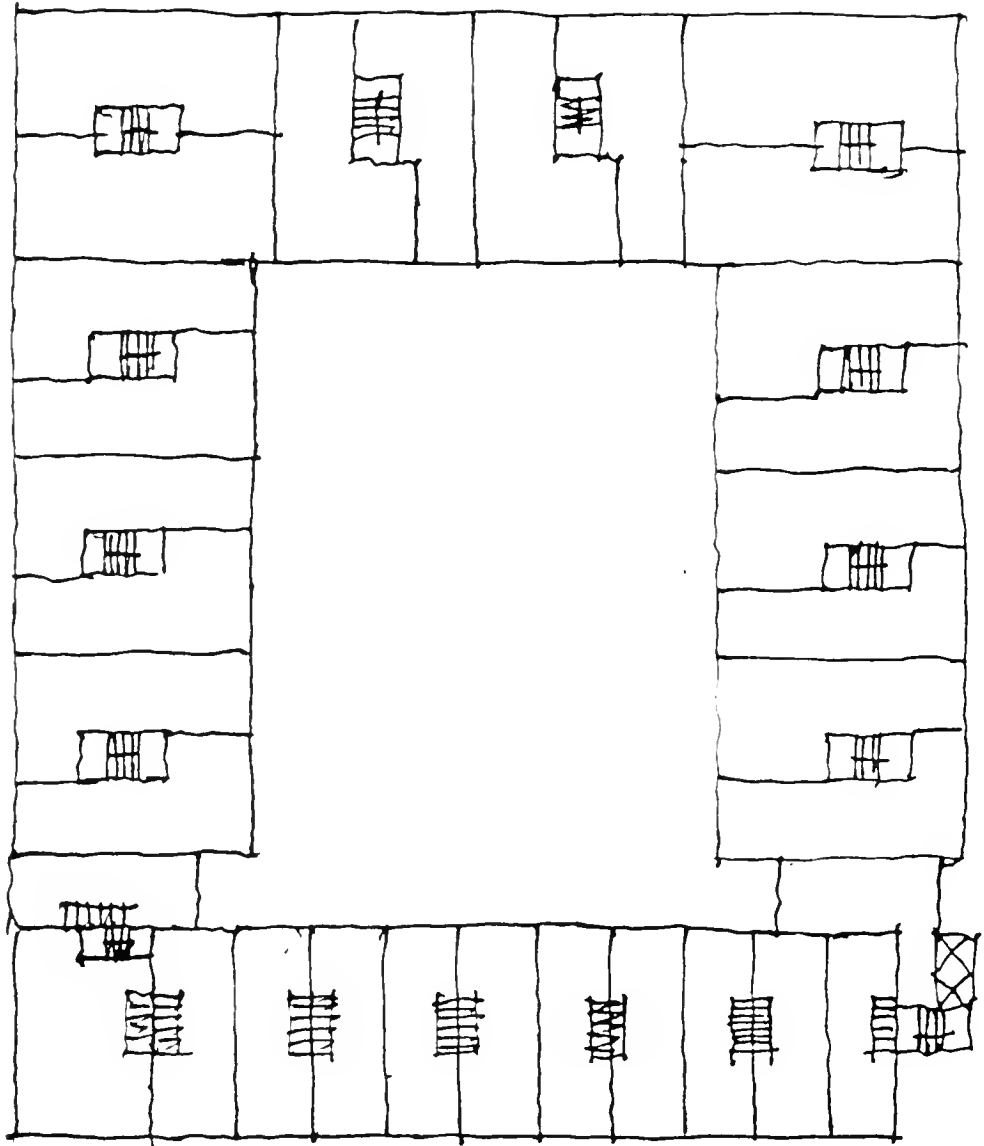
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6



FLOORS	2BR	11 x 2	22 D.U.
1 ~ 4	3BR	16 x 2	32 D.U.
	4BR	5 x 2	10 D.U.
			<u>64 D.U.</u>

FLOORS 1, 3.



FLOORS 2, 4.

WOO & WILLIAMS

497 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

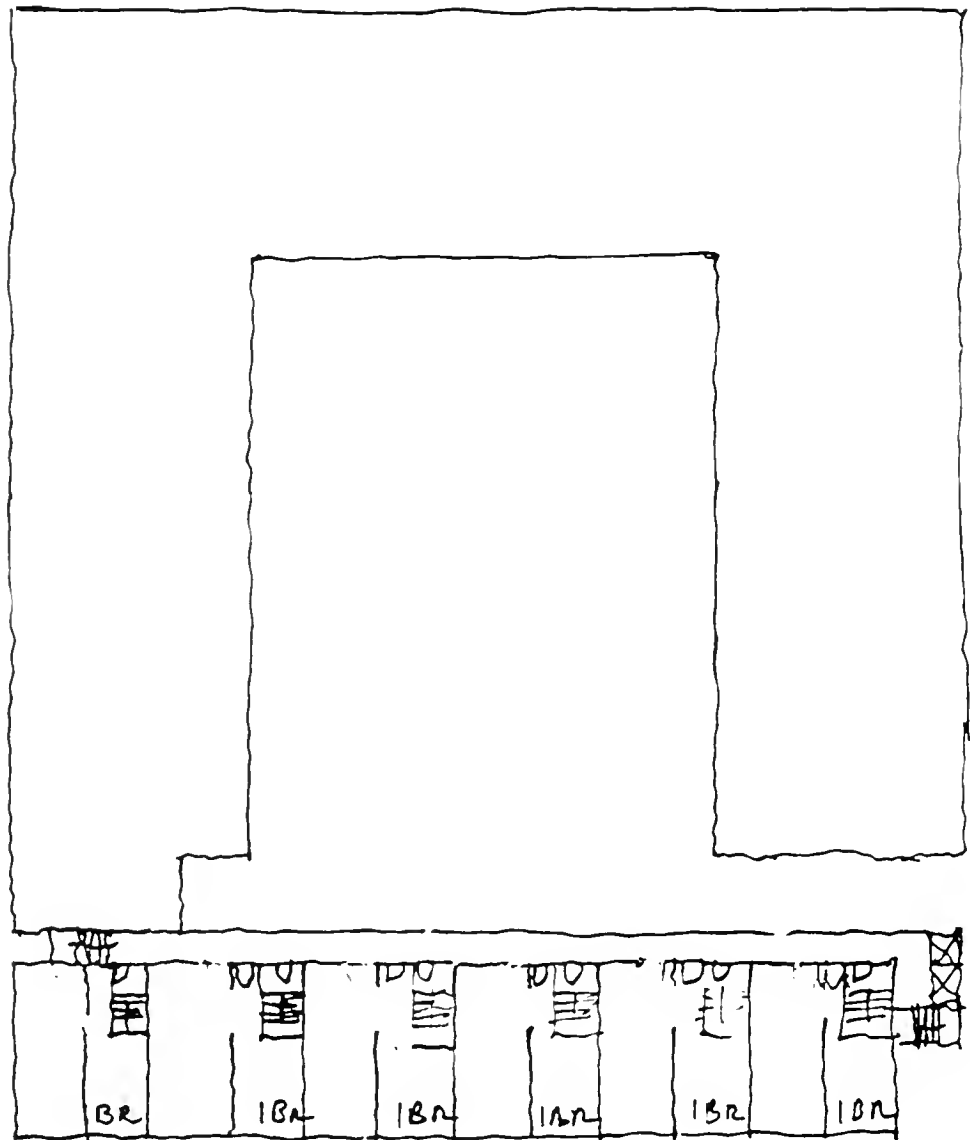
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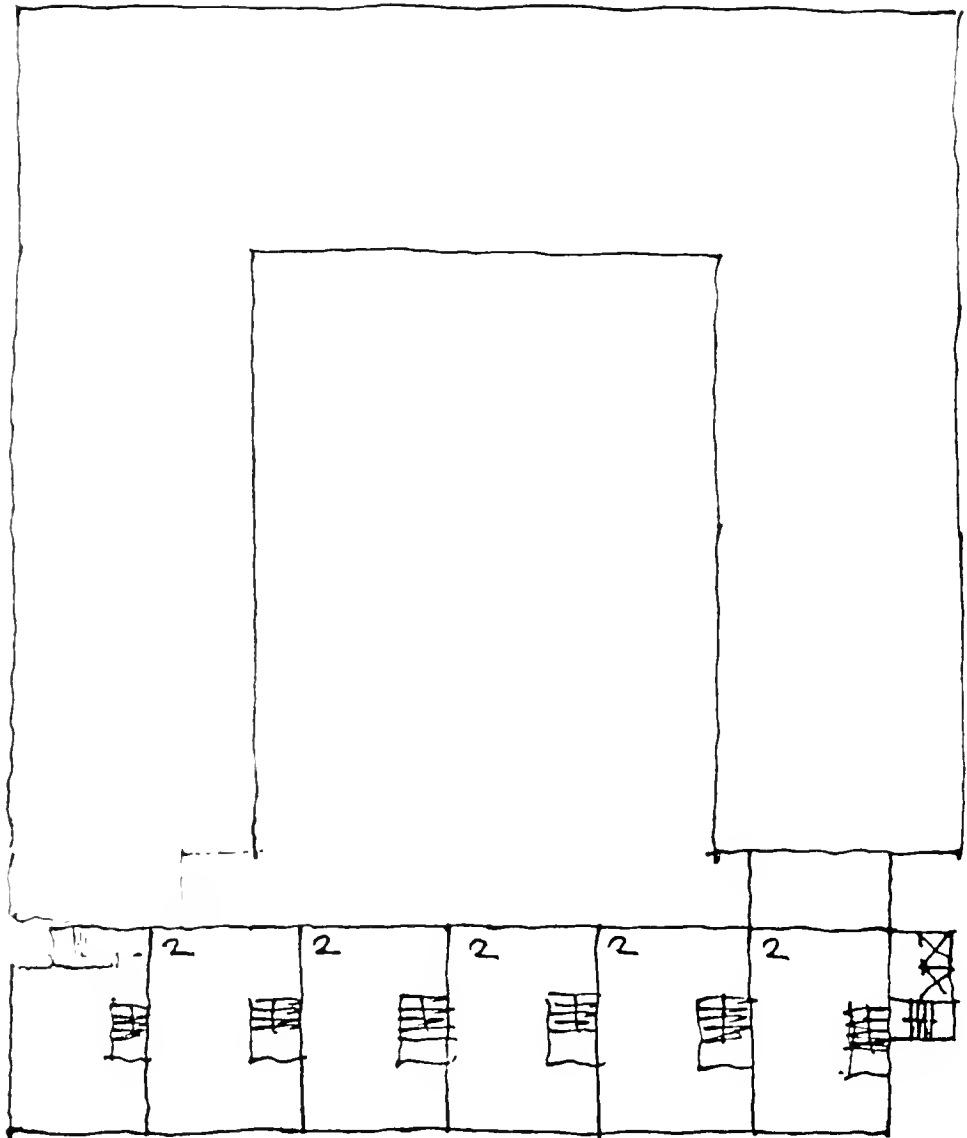
3



FLOORS	1BR	6x3	18DU
5-10	2BR	6x3	18DU

FLOORS 5, 7, 9.

WOO & WILLIAMS 497 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139				4
	DATE OCT 1 90	SCALE	DRAWN BY	



FLOORS 6, 8, 10

WOO & WILLIAMS497 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

DATE

OCT 1 90

SCALE

DRAWN BY

5

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